

**GOVERNOR'S COMMISSION ON COMMUNITY-BASED ALTERNATIVES
FOR INDIVIDUALS WITH DISABILITIES'
HOUSING SUBCOMMITTEE MEETING (Subgroup)**

July 11, 2017 – 1:00 PM

Room 198, Administration Building,
DHSS/Holloway Campus, New Castle, DE

PRESENT: Daniese McMullin-Powell, Chair; Marlena Gibson, Delaware State Housing; Brian Hartman, DLP; Lottie Lee, DSAAPD; Andi Wozny, DSAAPD, John McNeal, Staff; and Amber Rivard, Support Staff.

Guest: Maria Bynum, HUD
Randy Scheetz, HUD

CALL TO ORDER

Daniese called the meeting to order at 1:10 pm. Everyone introduced themselves. Brian made a motion to approve the July 12, 2016 minutes and Lottie seconded the motion. The July 12, 2016th minutes were approved as submitted.

ADDITIONS TO THE AGENDA

- S.B. 38 Real Estate Tax (Brian)
- S.B. 49 Homeless Bill of Rights (Brian)
- Update of SRAP and the Housing Search Website (Marlena)

BUSINESS

Presentation by Maria Bynum/HUD re: 811 Update

Maria spoke about the new Secretary of HUD, Dr. Ben Carson. She expects the Deputy Secretary to be appointed by the end of the month. She is here today to provide information on the Section 811 Program. Maria introduced Randy Sheetz to speak about Section 811 Program. Randy stated that control of the oversight of the contracts has been maintained in Washington, DC. DSHA administers the 811 PRA Program. The partnership is to assure HCBS are available to people with disabilities that qualify for the PRA 811 Program. He commented that information can be found on the HUD website. The contracts are funded through December 2017 and into the first quarter of 2018. He noted that funding levels provide 12 months of funding. He spoke about the transformation from 17 multiple hubs and 80 Offices to 5 Regional Centers and 13 Offices. Delaware is now under the Baltimore Office. The workload was reassigned, but he did not think that Delaware was affected by reassignments.

Randy spoke about Project Rental Assistance Contracts under Capital Advance being renewed annually. All properties are registered with a Dun & Bradstreet number; these numbers are the responsibility of the ownerships. He spoke about changes in contract funding and has not been a

smooth transition. They are continually trying to refine the process. For 2018, he referred to the web page and Congressional Appropriations which gives a breakdown. The Report can be found on the HUD website: https://portal.hud.gov/hudportal/HUD?src=/program_offices/cfo/reports/fy18_CJ. He compared amounts from 2016 to 2018, with a significant decrease in 2018. He spoke about the increased need for 811 housing. He spoke about the issue of getting support behind the program and the utilization of the funds. He spoke about the need to move from HUD funded to privately funded. Section 811 was a demonstration program and provided needed subsidies. He also reviewed reforms listed in the Report. He also referred to the Section 811 Portal for detailed information: https://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/grants/section811ptl. The HUD Exchange can be found at: <https://www.hudexchange.info/programs/housing-counseling/> for information. Current information can be obtained by joining the mailing lists at: <https://portal.hud.gov/hudportal/HUD?src=/subscribe/maillinglist> or the Region III mailing list at: <https://portal.hud.gov/hudportal/HUD?src=/subscribe/signup&listname=Region%20III%20News&list=REGION-III-NEWS-L>.

Randy stated that if anyone had questions after reviewing the Report to contact Maria or him. Maria stated that the new Region III Administrator is Joe DeFelice. Daniese thanked Maria and Randy for attending today's meeting.

Update of SRAP and the HousingSearch Website

Marlena spoke about 811 housing in Delaware and provided updated numbers:

- 107 units under contract (meaning that they have active Rental Assistance Contracts committing units to the Section 811 program – that doesn't mean all are vacant or all are vacant when they joined the program).
- 41 current Section 811 tenants.
- 10 current available units with active referrals.

Marlena also spoke about the federal budget proposals across programs and the significant impact. There could be at loss of 400 vouchers statewide.

Marlena spoke about the HousingSearch website, which came out of this Committee and can be found at: <http://delawarehousingsearch.org/>. It has real-time housing availability and can be searched by different features. Twenty-five to thirty percent of rental units in Delaware are using the site. They do a lot of landlord outreach. This is a collaborate effort and there is an advisory group. They are planning a redesign of the website within the next six months.

Marlena spoke about the State Rental Assistance Program (SRAP). It has been in existence for almost six years. There is a base budget of \$3M that supports rental assistance with partner agencies (DSCYF and DHSS/DSAMH). There were no cuts this year to SRAP. Currently, voucher that are available for DSAMH's clients are based on turnover. Marlena noted that this Committee was good at connections and articulating those needs. Lottie stated that there is a waiting list of over 100 people (non-DSAMH) so they were hoping for an increase in the number of vouchers. Andi spoke about the SRAP being easier to navigate through than the 811 Program. HUD being Federal has more stringent rules for tenants and landlords than the SRAP so SRAP is a little easier to qualify for. HUD 811SRAP is also only for non-elderly people with disabilities

so the age restriction presents somewhat of a barrier to those coming out of nursing facilities also.

Marlena stated that there is an appeal process for the 811 Program. DSHA have included training on this. Daniese commented that 811, which is a demonstration project, had two rounds of application for the program. Delaware applied and received the first application. The hope is that the money will still be available. She recommended that this Committee keep on top on this with fact finding, etc. She added that the other Housing Authorities need to be involved, not just DSHA. Money Follows the Person (MFP) Program will sunset. The MFP people exiting nursing facilities were supposed to be #1 in being housed under 811 but, that has not happened. We were supposed to have 170 units, then it went down to somewhere around 140 with the 5 million we were awarded from HUD. Only about 42 have been occupied since 2013. Delaware has not made any new units and qualified people must wait for tenants to move out before there is a unit available for subsidy.

There was discussion on engaging the other Housing Authorities (Dover, Wilmington, Newark, and New Castle County). Housing since they have different requirements on planning, have different communities, etc. Marlena mentioned that DSHA and the other Housing Authorities are working together on a new regional assessment of fair housing, which is a plan required by HUD. There will be a lot of activity around these plans.

John will reach out to the Public Housing Authorities (one at a time) to give presentations and hopefully become involved in the Committee. Lottie commented that New Castle County would be the easiest group to reach. In addition, Brian suggested contacting the PHA's in February to present on their draft Plan (due in May) so we can comment and make recommendations on their Plans. Daniese commented that housing is one of the biggest issues that keep people in institutions. Andi spoke about the improvements made in homelessness and the proposed cuts could put this issue in a downward spiral.

Brian asked how the Source of Income legislation is being adhered to. Andi commented that she has not heard of people being denied due to lack of income. Since the Human Relations Commission (HRC) is enforcing this statute, John will send an email making an inquiry. Daniese suggested that maybe we could get the HRC to conduct testing.

S.B. 38 Real Estate Tax

Brian stated that this bill has passed and is waiting for the Governor's signature. He explained that each county has property tax exemptions based on disability. The legislation states that the counties cannot change these exemptions except to make them more generous. This protects people with disabilities and veterans. Brian thinks that there is a similar bill for seniors. He referred to a handouts (letters sent to legislators with SCPD's comments regarding the legislation).

S.B. 49 Homeless Bill of Rights

This legislation has been introduced (for the fourth time). Brian referred to a handout with SCPD's comments that was sent to legislators. He noted that Rhode Island, Connecticut and Illinois have enacted similar legislation and that some cities have also adopted similar legislation. This legislation requires a two-thirds' vote and there was opposition from the Attorney General's Office and providers. Brian thinks that there is room for compromise and he would like the SCPD to reach out to Senators Townsend and Henry about concerns expressed and our support of the concept of the legislation and prepare a Fact Sheet about other states address the concerns, including veterans' organizations. Daniese spoke about statistics where 70 percent of homeless persons have disabilities. Marlena commented that the Delaware Homeless Planning Council recently merged with the Delaware Housing Coalition, and Tina Showalter is the new Executive Director of Housing Alliance of Delaware. Brian commented that we should be collaborating with them.

ANNOUNCEMENTS

None

PUBLIC COMMENT

None

ADJOURNMENT

The meeting adjourned at 3:03 pm. The next meeting is scheduled for September 12th. John asked for agenda items for the next meeting. Daniese suggested addressing the strategy of this Committee in going and reviewing the goals (latest version) and could be the main agenda for the next meeting. Brian suggested reaching out to the PHA's to see what their priorities and actions are. The HIV Consortium, NAMI and the Arc of Delaware and DSAMH previously attended meetings. The email distribution list needs to be updated. John stated that we are creating spreadsheets on each Committee. Brian commented that we could also exchange minutes and invite them to attend meetings. Daniese suggested that John connect with Secretary Walker since this Committee is part of the Governor's Commission on Community-Based Alternatives for Individuals with Disabilities and part of the SCPD. Daniese also spoke about the MFP (Money Follows the Person) Committee seems to have diminished. Brian suggested having someone from the MFP Program present at a meeting. Brian suggested a presentation from DSAMH on the withdrawal of the U.S. Justice Department (Settlement Agreement) after one year and a presentation on the ASSIST Program.

Respectfully submitted,

Jo Singles
Administrative Specialist

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